

# VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

## CODE REQUIREMENTS FOR ASSISTED LIVING FACILITIES

(based on the 2012 Virginia Construction Code (VCC), effective July 14, 2014)

This guide is intended to provide general information on the new “Condition 2” classifications and general information on Assisted Living Facilities (ALFs) licensed by the Virginia Department of Social Services. It only applies to newly constructed buildings. Existing facilities remain classified and have the number and types of residents permitted under the code in effect when the facilities were constructed. Change of occupancy in existing buildings to become licensed ALFs or to change from one classification to another are addressed on a case by case basis. Note: Page three contains an overview of the historical classifications of ALFs under the Uniform Statewide Building Code.

Subject	Code Requirements
<b>Classifications</b>	<p><b>Group I-1 (Condition 1)</b> – Seventeen or more residents who have the ability to respond to emergency situations (308.3 and 202, Definition of “Custodial care”). Not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation provided they reside on a single level of exit discharge (308.3.1). These facilities would be licensed as ambulatory facilities by DSS.</p> <p><b>Group I-1 (Condition 2)</b> – Seventeen or more residents (308.3) who have the ability to respond to emergency situations with no more than one staff member providing assistance to complete building evacuation; however, not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation (308.3.2). These facilities would be licensed as nonambulatory facilities by DSS.</p> <p><b>Group I-2</b> – Six or more residents who are incapable of self-preservation (require assistance by more than one staff member when responding to an emergency situation to complete building evacuation)(308.4) but are not required to be in a nursing home (DSS ALF regulations). These facilities would be licensed as nonambulatory facilities by DSS.</p> <p><b>Group R-4 (Condition 1)</b> – Nine to 16 residents who have the ability to respond to emergency situations (310.6 and 202, Definition of “Custodial care”). Not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation provided they reside on a single level of exit discharge (310.6, Exception 2). These facilities would be licensed as ambulatory facilities by DSS.</p> <p><b>Group R-4 (Condition 2)</b> – Nine to 16 residents (310.6). All residents may require assistance by not more than one staff member when responding to an emergency situation to complete building evacuation (310.6.2), however, not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation. These facilities would be licensed as nonambulatory facilities by DSS.</p> <p><b>Group R-5 (nonsprinklered)</b> – (International Residential Code) Up to eight residents with one or more resident counselors where all residents must be capable of responding to an emergency situation without physical assistance (310.6, Exception 3). These facilities would be licensed as ambulatory facilities by DSS.</p> <p><b>Group R-5 (sprinklered)</b> – (International Residential Code) Up to eight residents with one or more resident counselors where not more than five of the residents may require any level of physical assistance from staff to respond to an emergency situation provided they reside on a single level of exit discharge (310.6, Exception 4). These facilities would be licensed as ambulatory facilities by DSS.</p>

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Technical requirements for Groups I-2 and R-5 have not changed from previous editions of the VCC and are therefore not addressed in this chart. Technical Requirements for Groups R-4 (Condition 1) and I-1 (Condition 1) are the same as Group R-4 and I-1 in previous editions of the VCC and are therefore also not addressed in this chart. New requirements have been added for Groups R-4 (Condition 2) and I-1 (Condition 2) as outlined below.

Subject	Code Requirements	
Sprinkler System	Group R-4 (Condition 2)	Group I-1 (Condition 2)
	An NFPA 13R sprinkler system is permitted, but the sprinkler coverage must also extend to the attic area (903.2.8.3).	An NFPA 13 sprinkler system must be used (903.2.6) An increase in stories is not permitted as a trade-off for the sprinkler system (504.2).
Alarm/Detection System	Same as Group R-4 (Condition 1); just single and multiple station smoke detectors and manual pull stations.	Smoke detection system is required in habitable spaces (907.2.6.1).
Smoke Barriers	Same as Group R-4 (Condition 1); only where necessary for refuge areas.	Smoke barriers must subdivide care, treatment and sleeping areas on each story and stories with other areas with 50 or more occupants into at least two smoke compartments with size and travel distance limitations and a refuge area within each smoke compartment (420.4).
Corridor Construction	Same as Group R-4 (Condition 1); may have non-rated corridors.	Same as Group I-1 (Condition 1); must have rated corridors except in dwelling or sleeping units (1018.1).

# HISTORICAL CLASSIFICATIONS OF ALFs UNDER THE USBC

Year Edition	Parameters of Classification <sup>1</sup>			
1973	<b>Group H-2</b> - Included homes for the aged or infirm along with hospitals, sanitariums and orphanages for housing people suffering from physical limitations because of health or age.	<b>Group L-2</b> - Included boarding and lodging houses for 20 or less individuals.	<b>Group L-3</b> - Included single-family dwellings with not more than five lodgers or boarders.  <b>Group L-4</b> (CABO One and Two-Family Dwelling Code) - Single family dwellings	
1975-1981	<b>Group I-2</b> - Included homes for the aged or infirm along with day nurseries, hospitals, sanitariums, etc. for housing people suffering from physical limitations because of health or age.	<b>Group R-2</b> - Included boarding and lodging houses of more than five and not more than 20 individuals.	<b>Group R-3</b> - Included single-family dwellings with not more than five lodgers or boarders.  <b>Group R-4</b> (CABO One- and Two-Family Dwelling Code) - Single family dwellings	
1984-1987	<b>Group I-1</b> - Included facilities housing more than 20 individuals living in a supervised environment but capable of responding to an emergency situation without personal assistance and ambulatory.	<b>Group I-2</b> - Included homes for the aged or infirm along with day nurseries, hospitals, sanitariums, etc. for housing people suffering from physical limitations because of health or age.	<b>Group R-2</b> - Included boarding and lodging houses and facilities meeting the Group I-1 parameters but housing 20 or less people.	<b>Group R-3</b> - Included single-family dwellings with not more than five lodgers or boarders.  <b>Group R-4</b> (CABO One- and Two-Family Dwelling Code) - Single family dwellings
1990-1993	<b>Group I-1</b> - Included facilities housing six or more individuals living in a supervised environment but capable of responding to an emergency situation without personal assistance.	<b>Group I-2</b> - Included facilities housing six or more persons not capable of self-preservation.	<b>Group R-3</b> - Included single family dwellings and lodging and boarding houses with not more than five lodgers or boarders.	<b>Group R-4</b> (CABO One- and Two-Family Dwelling Code) - Single family dwellings
1996	<b>Group I-1</b> - Included facilities housing six or more individuals living in a supervised environment but capable of responding to an emergency situation without personal assistance.	<b>Group I-2</b> - Included facilities housing six or more persons not capable of self-preservation.	<b>Group R-3</b> - Included single family dwellings and lodging and boarding houses with not more than five lodgers or boarders.	<b>Group R-4</b> (CABO One- and Two-Family Dwelling Code) - Included single family dwellings and facilities with up to eight residents licensed by DSS.
2000-2009	<b>Group I-1</b> - Included facilities housing more than 16 persons living in a supervised environment but capable of responding to an emergency situation without personal assistance.	<b>Group I-2</b> - Included facilities housing six or more persons not capable of self-preservation.	<b>Group R-4</b> (International Building Code) - Included ALFs with nine to 16 residents.	<b>Group R-5</b> (International Residential Code) - Included single family dwellings and ALFs with up to eight residents with up to five nonambulatory. The 2009 edition set out two categories for ALFs; sprinklered and nonsprinklered, with up to five nonambulatory residents only in sprinklered facilities.

<sup>1</sup> All ambulatory facilities (other than nonsprinklered Group R-5 under the 2009 USBC) may have up to five nonambulatory residents without affecting classification.